

47-29# 3366

DEED OF SALE BY PERSONAL REPRESENTATIVE
(Testate)
Maine Statutory Short Form

NO TRANSFER
TAX PAID

KNOW ALL MEN BY THESE PRESENTS,

022193

That, LAWRENCE MYRON, of Clinton, in the County of Kennebec, State of Maine, duly appointed and acting personal representative of the estate of Leonise Myron, deceased (testate), as shown by the probate records of the County of Kennebec, Maine, (and having given notice to each person succeeding to an interest in the real property described below at least ten (10) days prior to the sale) (and not having given notice to each person succeeding to an interest in the real property described below at least ten (10) days prior to the sale, such notice not being required under the terms of the decedent's will), by the power conferred by the Probate code, and every other power, for consideration paid, grants to THERESA ROBERGE and ERNEST C. ROBERGE, husband and wife, both of Waterville, in the County of Kennebec, State of Maine, whose mailing address is 6 Montcalm Street, Waterville, ME 04901, as joint tenants and not as tenants in common, the real property in Waterville, County of Kennebec, State of Maine, described as follows:

A CERTAIN lot or parcel of land with the buildings thereon, situated in said Waterville, being part of a tract of land known as "Elmwood Park" and designated as Lot No. 31 on a plan or map of said "Elmwood Park" filed in the Kennebec County Registry of Deeds, and otherwise bounded and described as follows, to wit:

COMMENCING on the easterly line of Russell Street at a point two hundred feet (200') southerly from the southeasterly corner of Western Avenue and said Russell Street; turning thence southerly along the easterly line of said Russell Street fifty feet (50'); thence westerly one hundred feet (100'); thence northerly fifty feet (50'); thence westerly one hundred feet (100') to the point begun at.

ALSO, another lot or parcel of land situated in said Waterville, and designated as Lot No. 30 on a plan or map of Elmwood Park made by J. H. Burleigh, C.E., and filed in the Kennebec County Registry of Deeds, and which said parcel hereby conveyed is otherwise bounded and described as follows, to wit:

BEGINNING at the northeast corner of Russell and Frances Streets, running thence northwardly along the easterly side line of Russell Street fifty feet (50'); thence eastwardly one hundred feet (100') to the north line of this lot as per map; thence southwardly along said rear line fifty feet (50') to the northerly side line of Frances Street; thence westwardly along the northerly side line of Frances Street one hundred feet (100') to the place of beginning.

Meaning and intending hereby to convey the premises acquired by Arthur C. Myron and Leonise Myron by joint tenancy warranty deed of H. Paul Rancourt dated December 19, 1966, and recorded in the Kennebec County Registry of Deeds in Book 1433, Page 695.

Arthur C. Myron died on September 7, 1991. Leonise Myron died on February 6, 1992, and by will duly probated in the Kennebec County Probate Court devised the within described property to George Myron, Lawrence Myron, Norman Myron and Theresa Roberge, her four children. By Settlement Agreement dated April 7, 1992, George Myron, Lawrence Myron, Norman Myron and the within Grantee Theresa Roberge agreed to convey the entire right, title and interest of the estate of Leonise Myron and to the foregoing property to Theresa Roberge.

Theresa Roberge has requested that a deed be drafted and delivered to her as a joint tenancy deed designate herself Theresa Roberge and her husband Ernest C. Roberge as Grantees.

47-29

To have and to hold the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said **THERESA ROBERGE** and **ERNEST C. ROBERGE**, as joint tenants and not as tenants in common, and their heirs and assigns, to them and their use and behoof forever.

And I do covenant with the said Grantees, as aforesaid, that I am lawfully seized in fee of the premises; that they are free of all encumbrances; that I have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that my heirs and I shall and will **Warrant and Defend** the same to the said Grantees, their heirs and assigns against the lawful claims and demands of all persons.

In Witness Whereof, the said **LAWRENCE MYRON**, Personal Representative of the estate of Leonise Myron, have hereunto set my hand and seal this 30th day of April in the year of our Lord one thousand nine hundred and ninety-two.

Signed, Sealed and Delivered
in the presence of

Natalie P. Bragg

ESTATE OF LEONISE MYRON

By: Lawrence C. Myron
Lawrence Myron
Personal Representative

STATE OF MAINE
KENNEBEC, SS.

DATED: April 30, 1992

Then personally appeared the above named **LAWRENCE MYRON**, in his said capacity and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Natalie P. Bragg
NOTARY PUBLIC

Print Name: _____
My Commission Expires: _____

Natalie P. Bragg
Notary Public
My Commission Expires
12/18/94



RECEIVED KENNEBEC SS.

1992 AUG 12 AM 9:00

ATTEST: Natalie P. Bragg
REGISTER OF DEEDS